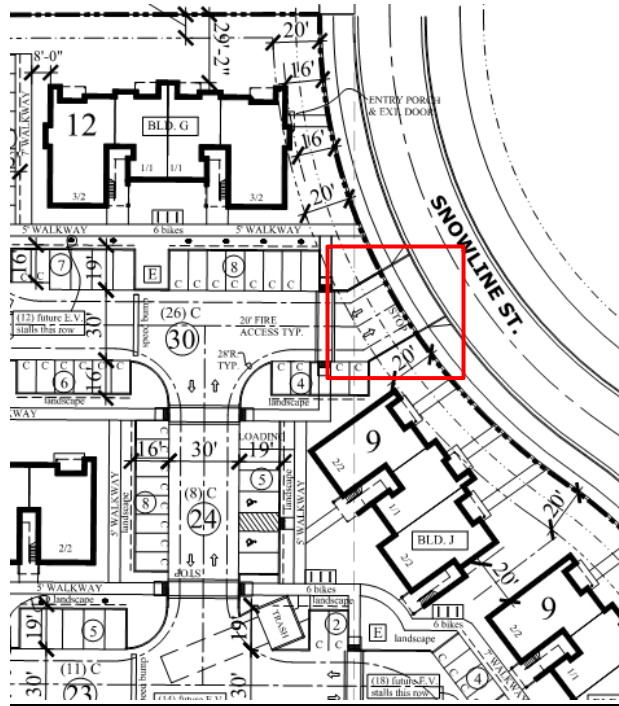
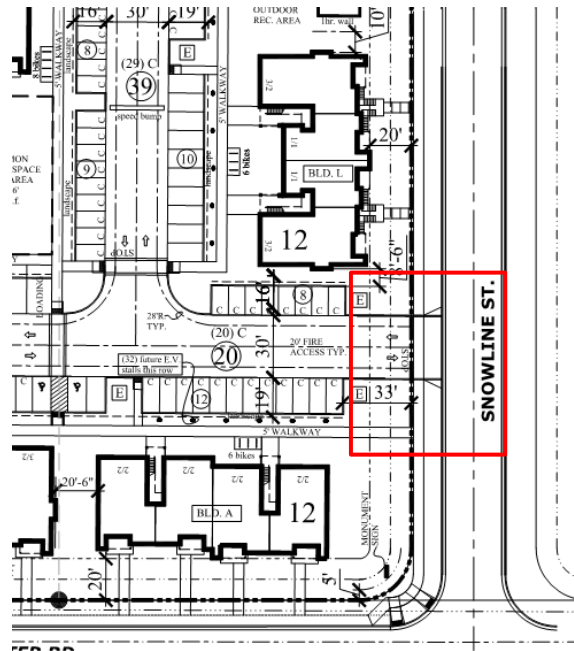


Class 2-Driveway Approach Permit
December 20, 2024

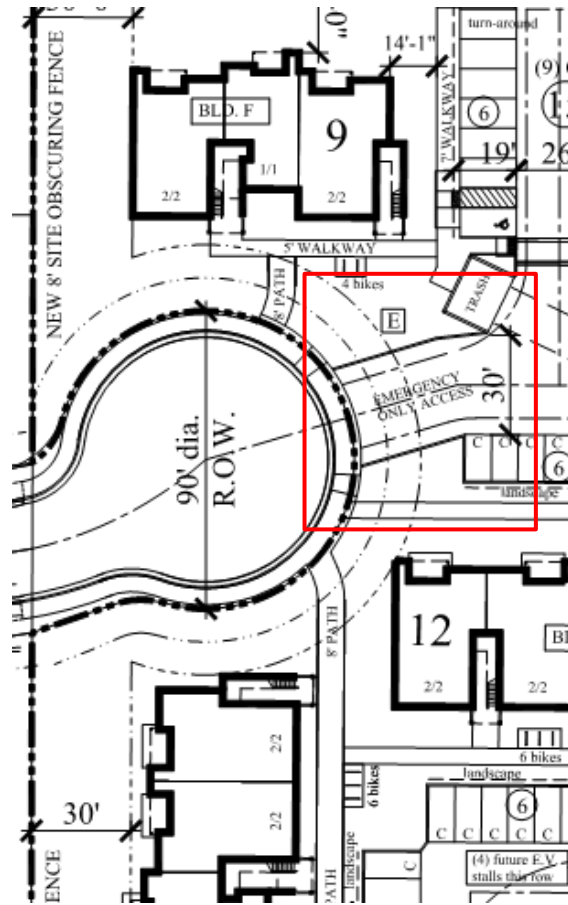
Thirty-foot (30) wide two-way access way onto Snowline Street.



Thirty-foot (30) wide two-way access way onto Snowline Street.



Thirty-foot (30) wide two-way emergency access only onto Snowball Avenue.



SRC 804.025 (d) Criteria. A Class 2 Driveway Approach Permit shall be granted if:

(1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;

Applicant Response: The subject property is 6.15 acres in size, zoned RM-II, and located at 1700 Baxter Road SE (083W14BD/Tax Lots 100 and 200).

The applicant is proposing a development consisting of 138-apartment units as shown on the site plans.

The proposed development will have access onto Snowball Avenue located to the west of the site and Snowline Street located to the east of the site.

Snowball Avenue (cul-de-sac) and Snowline Street will be designated a 'local' streets. There will be 2 driveways proposed onto Snowline Street and there is 1 emergency only driveway proposed onto Snowball Avenue.

As shown on the site plan, the three (3) driveways are required for access to the site and are in compliance with Public Works design standards. The development will have direct access onto both streets via 30-foot-wide two-way driveways.

There is no accessways proposed onto the cul-de-sac to the west onto Abbie Avenue.

(2) No site conditions prevent placing the driveway approach in the required location;

Applicant Response: The location of the driveways was taken into consideration prior to laying the site out. All access for the development is taken to and from Snowline Street (local street) to the east. The location of the proposed driveways takes into consideration the location of internal streets adjacent to the site and access onto the existing local streets. Therefore, all factors were taken into consideration and there are no conditions on the site that prevent the driveway approach.

(3) The number of driveway approaches onto an arterial are minimized;

Applicant Response: There are no driveways proposed onto an arterial. Therefore, this criterion is not applicable.

(4) The proposed driveway approach, where possible:

(A) Is shared with an adjacent property; or

(B) Takes access from the lowest classification of street abutting the property;

Applicant Response to (4)(B): The subject property is located on Snowball Avenue to the west of the site, Snowline Street to the east, Abbie Avenue to the west, and Baxter Road to the south. No accessways are proposed onto Baxter Road to the south or Abbie Avenue to the west. All access for the development will be to and from Snowball Street to the east which will be constructed to local street standards.

Access onto Snowball Avenue to the west will be gated and for emergency access only.

There are no adjacent driveways to share access with the proposed development. Therefore, this criterion has been met.

(5) The proposed driveway approach meets vision clearance standards;

Applicant Response: Through the pre-app process, the applicant has been working with Public Works to ensure that the four driveway approaches are in the required location and meets vision clearance standards. As shown on the site plan, this criterion has been met.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Applicant Response: The driveway approaches do not create traffic hazards. As shown on the site plan, this criterion has been met.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Applicant Response: During the pre-app process, Public Works has had the opportunity to review the site plan for any adverse impacts. No adverse impacts to the vicinity have been identified. As shown on the site plan, the location of the driveways will not have any impacts on the subject property or adjacent properties. This criterion has been met.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Applicant Response: The applicant has been working with Public Works to ensure that the driveway approaches are in the required locations to minimize impacts to adjacent streets and intersections. As shown on the site plan, this criterion has been met.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Applicant Response: The applicant has been working with Public Works to ensure that the driveway approaches are in the required location to help balance the adverse impacts to residentially zoned property. The location of the proposed driveways takes into consideration the location of the streets adjacent to the site and access onto proposed street extensions. As shown on the site plan, this criterion has been met.
